

# Agenda

# City of Loma Linda

*From the Department of Community Development*

## **PLANNING COMMISSION ADJOURNED REGULAR MEETING OF MARCH 2, 2005 7:00 p.m. CITY COUNCIL CHAMBERS**

**A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

**B. ROLL CALL**

**C. ITEMS TO BE DELETED OR ADDED**

**D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

**E. AGENDA**

### **CONTINUED ITEM**

1. **GENERAL PLAN AMENDMENT (GPA) NO. 03-02; ZONE CHANGE (ZC) NO. 03-02; TENTATIVE TRACT MAP (TTM) NO. 15738; PRECISE PLAN OF DESIGN (PPD) NO. 04-08; AND, DEVELOPMENT AGREEMENT (PUBLIC HEARING ITEM – LIMITED TO 1 HOUR):** The project is a residential subdivision of approximately 2.5 acres into 16 lots with attached and detached single-family residential units. The proposal includes an amendment to the General Plan Land Use Map from Low Density (1 to 4 dwelling units per acre) to Medium Density (5.1-9 dwelling units per acre), and a Zone Change from Single Family Residential (R-1) to Planned Community (PC). A Planned Community document will replace the traditional zoning and development standards. The proposal also includes a Tentative Tract Map and Precise Plan of Design for the subdivision and design of the site and the residences. A Development Agreement is required to meet the Redevelopment Agency's affordable housing requirements. The project site, located in the City's North Central Neighborhood adjacent to the San Timoteo Creek Channel, can be accessed from Lilac and Lane Streets.

### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission recommend the following actions to the City Council:

- a. Adopt the Mitigated Negative Declaration;
- b. Approve and adopt General Plan Amendment No. 03-02 and Zone Change No. 03-02, based on the Findings;
- c. Approve Tentative Tract Map No. 15738 and Precise Plan of Design No. 04-08 based on the Findings, and subject to the attached Conditions of Approval; and,
- d. Approve the Development Agreement.

## **NEW ITEMS**

2. **VARIANCE (VAR) NO. 04-05. (PUBLIC HEARING ITEM – LIMITED TO 0.5 HOURS)** A request for approval of a variance to reduce the minimum garage width requirement from 20-feet to 17.5-feet to accommodate the rebuild of a fire damaged single-family residence and a room addition for the structure located at 25154 Daisy Avenue.

### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

- a. Deny Variance No. 04-05 because the findings do not support approval of the request.
3. **GENERAL PLAN AMENDMENT (GPA) NO. 04-05; ZONE CHANGE (ZC) NO. 04-05; AND CONDITIONAL USE PERMIT (CUP) NO. 05-01 (PUBLIC HEARING ITEM – LIMITED TO 1 HOUR)**: The project is a 60-unit apartment complex proposed for a 3.4-acre site. The proposal includes an amendment to the General Plan Land Use Map from Very High Density to High Density and a Zone Change from Multiple Family Residence Planned Development (R-3) to Multiple-Family Residence (R-3). A Conditional Use Permit (CUP) is required for apartment projects exceeding two stories and the maximum height of thirty-five feet. The project is located west of the Heritage Gardens Convalescent Center on the south side of Barton Road (25271 Barton Road). The project can be accessed from Daisy Avenue off of Benton Street.

### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission recommend the following actions to the City Council:

- a. Adopt the Mitigated Negative Declaration;
  - b. Approve and adopt General Plan Amendment No. 04-05 and Zone Change No. 04-05 based on the Findings; and,
  - c. Approve Conditional Use Permit No. 05-01 based on the Findings, and subject to the Conditions of Approval.
- F. **APPROVAL OF MINUTES (LIMITED TO 15 MINUTES)** - Minutes of the Adjourned Regular Meeting of August 25, 2004.
- G. **REPORTS BY THE PLANNING COMMISSIONERS**
- H. **COMMUNITY DEVELOPMENT DIRECTOR REPORT**
- I. **ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.